

Town of Hampton



PLAN REVIEW COMMITTEE

MINUTES

March 23, 2016– 2:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
Kevin Schultz, Building Inspector
William Paine, Fire Prevention Officer
Jennifer Hale, DPW
Jodie Strickland, CMA Engineers
Phil Corbin, CMA Engineers
Rayann Dionne, Conservation Coordinator
Scott Wade, Unutil
Mike Bernier, Aquarion
Laurie Olivier, Office Manager, Planning

Absent: Richard Sawyer, Police Chief

287 & 299 Exeter Road

Maps: 52 & 52 Lots: 1 & 2

Applicants: AG Hampton Hospitality LLC (299 Exeter Rd) & Charles F. Rolecek RT
(287 Exeter Rd.)

Owners of Record: Same

Site Plan & Wetlands Permit: Construction of Hotel and Office Bldg.; SpringHill Suites by Marriott: 104 rooms, 4-story, 152 parking spaces. Office: 40,000 sq. ft, 3-story, 204 parking spaces. Connection to 287 Exeter Road with driveway and 12 new parking spaces. Wetlands Permit applies to 299 Exeter Road

Barry Stowe (Opechee) and Keith Kelly appeared and discussed this two-phased site plan. It is a four-story hotel (104 rooms with 152 parking spaces) around the building. There will be a 3-story office building with around 200 parking spaces. The common driveway is to be shared. The restaurant will have connection on the common driveway.

Drainage was discussed and gravel wetlands. Privately owned sewer is in front of the property. They are bringing it down the driveway.

Architecture was discussed by Keith Kelly. They feel they addressed this to be in cinque with Hampton (beach) location. The office building pictures were shown. No tenants yet.

Mr. Stowe discussed roadway improvements on Exeter Road and discussed the history of the site.

Mr. Bachand asked if they looked at the history of the deeds on the property. A deed restriction regarding hotel on the property was discussed. It was transferred last year, parcel 6 and 7 (from 1994 deed) that has a stipulation under Parcel 6 that says ...”premises shall not be used for hotel, motel.....” Mr. Bachand asked how this is getting addressed. Applicant said they will have to investigate this. **Mr. Bachand said the restriction will need to be released before going to the Planning Board.**

Mr. Bachand discussed the zoning review subcommittee. That committee liked the hotel use along with retail for this site. Mr. Bachand gave Mr. Stowe a list of concerns from that committee.

Mr. Bachand mentioned sewer capacity and Ms. Hale will discuss it further. Mr. Bachand discussed signage, neighborhood involvement, and emergency services.

Mr. Stowe said most of the plans address what Mr. Bachand discussed. Mr. Bachand discussed architecture and the entryway being beefed up more. Landscape design was discussed. Barry S asked if Mr. Bachand feels the criteria had not been met.

Mr. Bachand asked that a cross-section drawing be provided for the office building showing its potential visibility across Route 101 to the adjacent residential neighborhood.

Mr. Bachand asked about the phasing component. He asked about the sequence of construction.

Mr. Stowe said Phase One is the Hotel (immediately). Phase Two is the office. CR’s made Opechee authorized agents on the projects.

Ms. Hale noted gravel wetlands are inter-connected (Phase 1 and 2).

Ms. Hale needs to review drainage – AOT needs to be clear that it is phased.

Mr. Bachand discussed parking. ADA spaces – 4 at the hotel are 8’ wide. Ms. Hale said the Town prefers the 9’ space.

Mr. Bachand discussed the northwest corner of the site; the parking appears difficult to negotiate. Mr. Stowe will look at that.

Parking counts were discussed; when Mr. Bachand counted them, they did not add up. Ms. Dionne said on the summary it says a total of 55 spaces required, and then provided says 52 plus 6 ADA. Mr. Stowe said required is 155 and provided is 152. It looks like they are short by 3 spaces. Mr. Stowe asked PRC about one per room and 2 per room that is over 330 square feet. Double queen rooms are over that size. One guest parking space for each 16 rooms was asked about. He asked if guest parking can be allocated to single bedrooms. Mr. Stowe wants to apply ratio to smaller rooms.

Mr. Schultz said that only applies to condominium units/condos. Mr. Schultz said the one additional parking space for 16 units – Kevin said they cannot do that. **Mr. Bachand said they would need a variance if they are short.** Mr. Stowe said they will find more spaces.

Ms. Strickland asked for them to be labeled also.

Mr. Bachand discussed the hotel square footage. Square footage should be listed on the plan. Ms. Dionne said it looks like patio areas also. She wants to know if that square footage is part of the hotel. It helps Ms. Dionne with the sealed surface.

Impervious surface calculation should be on the plan.

Mr. Bachand discussed access to the hotel lot; he wants to know about safe turning movements from the main driveway.

Snow storage areas should be shown on the plan with note that it will be removed from the site and taken to an approved location when areas are full.

Crosswalk to hotel and CR's – striping should be shown within hotel lot; on the main drive aisle also.

Mr. Bachand asked about the sidewalk extending up to Route 27 and if pedestrian means of access across the street can be incorporated. He noted that a sidewalk to Route 27 is part of the health care facility's plan (across the street).

Existing conditions plans – provide address of abutters along with Book and Page numbers (including applicant's information). Cover page should have project name.

Outreach to residential neighborhood was discussed and strongly advised.

The O&M is being worked on. Ms. Olivier gave them a sample of what the Town is looking for.

The materials for the dumpster pad for the office are unclear (the shading on the plan is different from that of the hotel).

Scott Wade (Unitil) asked about the primary underground system to existing riser. They need to put in an additional pole. The riser pole for underground system was discussed. The underground design on the plans will be changed slightly to meet Unitil's design (not too much). He gave his business card to Barry Stowe. Mr. Wade will do CAD file. Mr. Wade asked about the date they will need for power; Mr. Stowe thinks July. Transformers take 3-4 months. Mr. Wade asked him to get them the money asap.

Mike Bernier (Aquarion) appeared. He asked if the water line would be done in one phase or two; Mr. Stowe said two phases. Mr. Bernier asked them to keep them off

the pavement. Not having service in the road was discussed. Mr. Bernier said getting everything tested at one time is the way to go.

Mr. Schultz wants parking taken care of; number wise and dimensional. Mr. Schultz discussed the height of the office. He said be careful and he will look for certifications.

Phil Corbin (CMA) discussed traffic and off-site issues. Mr. Corbin said there were impacts on the left turn on the off ramp. Delay is increased by 90 percent and right turn off Liberty Lane is not coded correctly. It's a yield; it's not a free right. He said it should be yield or stop, depending on volumes.

Sim-traffic information was discussed that deals with delays and traffic and off ramps/driveway. He wants Sim-traffic to be used.

Mr. Corbin asked about the cued length of the driveways.

High accident location (information) would be good to have at this location.

Mr. Corbin discussed two driveways. There's a left turn negative offset. He wants it to slide over if setbacks are okay. Two left turns are heading into each other. If it can be moved, that would be good.

Mr. Corbin wants justification for storage length (decal length and tapers). Mr. Corbin wants Liberty Lane to not be negatively impacted.

Mr. Corbin said stripes are not striped correctly. There should be skips in there and then solid length for storage.

Mr. Corbin said will be 4' now (decreasing). Mr. Corbin thinks the stop sign is better on Liberty Lane. The larger shoulder is safer per Mr. Corbin. He thinks a 4' shoulder is not unreasonable, but it's up to the Town.

Mr. Stowe asked about negative offset of two driveways. He wants to align them the best they can. He wants thoughts on adversity to that. Mr. Corbin said there are guidelines. Mr. Corbin asked him to put a turning template on there. Mr. Stowe asked what happens if they can't move it; Ms. Hale said they are checking on it now. She thinks they can change it. The inbound lane is not shown. Ms. Hale needs scale and north arrow. They will need this for driveway permit as well. Ms. Hale will get back to them on property lines. She said they have to pick safety over landscaping. Mr. Corbin noted the more curb cuts, the less safe it is.

Jodie Strickland (CMA) discussed existing sewer (private main). She asked if the condition is adequate. No information is presented with the application. Ms. Strickland wants to see existing conditions. Length of pipe and slope of pipe were discussed.

Ms. Strickland discussed service to CR's and the existing manhole. The applicant doesn't know routing of it. It may make straight shot to CR's. Ms. Strickland said it needs to be developed more.

Ms. Strickland discussed sewer details; what the Town specs are and notes, gravel bedding, etc. It needs to be coded. She thinks the details are sparse right now. Water details are needed.

Pavement markings from available spaces were discussed. There should be pedestrian access. The slope is greater than two percent (ADA access). It needs to be confirmed.

Ms. Strickland discussed the walkway from the hotel to the restaurant; where it crosses the driveway. It should be made clear.

Signs for both buildings need to be shown.

Ms. Strickland looked at the AOT permit. She is interested to get their comments. Phasing should be spelled out.

Ms. Strickland asked about one drainage area and storm water flow. Mr. Stowe thinks the Phase One plan would be helpful.

Ms. Strickland asked about porous pavement. Mr. Stowe said they could make the patios with porous pavers. They are at 52 percent. Ms. Dionne said she thinks it needs to be recalculated; her calculations were at 47 percent and that did not include everything. She would like to strongly see how that number is calculated. Visually, she said they appear to be over 60 percent.

Ms. Strickland asked about roof drainage.

Mr. Stowe will double check this and discuss.

Ms. Hale likes 11 x 17 plans – crayons. Showing what is included and what is not.

Ms. Strickland asked about roof drainage. Drainage is directed to gravel wetlands. There will be piping.

Ms. Strickland asked about infiltration test. The applicant did it all at the same time. Ms. Strickland wants them to look at that.

Ms. Hale said metes and bounds are needed on the plans. Phasing line is not shown in the legend.

Drainage easement areas and slope easement areas should be shown; rights should be shown. (legal) – sewer is going through the drainage easement.

All existing pipe sizes need to be labeled on plan; drainage, sewer, water.

Title block—needs to have Map and Lot Number as well as address.

Take the grey off the plans as it is hard to see gutter lines and drain lines.

She thinks catch basins should be installed.

Sewer manholes should have labels.

Stormwater mitigation was discussed. Plows cleaning up areas next to the island was discussed. Ms. Hale would like to see change in catch basins. She wants to make sure they have enough and to see calculations.

Ms. Hale discussed cover on drainage pipes – 3' to invert. She needs to double check that – most are 12. 3.4' may be needed.

Ms. Hale asked about headwall. Plastic is coming out of rock.

She wants them to look at grading around the hotel (east side). – grading and avoiding ponding.

Ms. Hale asked about front entrance. Mr. Stowe will check that out.

Crosswalk marking should be added to the sheet. Ms. Hale asked if trash will be on concrete (she wants it to be called concrete). She asked about an enclosure of it (containment). The Planning Board will want to know.

Ms. Hale asked about coming out of the hotel. Cueing room for vehicles. A bar and double yellow and controlled movements were discussed. Keep left turn in. Same for CR's....cross bar and double yellows.

Ms. Hale discussed pavement of driveway. It can go 2'. She wants better alignment.

Mr. Stowe thinks the driveway is perpendicular to Route 27. Ms. Hale discussed pedestrian connectivity (future growth). She wants a safe pedestrian connection on Route 27.

Ms. Hale discussed the middle lane of CR's. She wants to review this with the Town traffic reviewer. Mr. Corbin said its accommodating for the island and left turn, but no double yellow with turn lane. Mr. Corbin said it's not right how it is. One exclusive for hotel and shared turn for the elderly facility.

Ms. Hale discussed the Planning Board approval for the health care facility. A number of conditions relate to DPW. They don't have sign off as of yet. The pump station is good, but there are inherent problems with what happens after. This project can have capacity, but may not have enough velocity. The pump station does not have back-up power. Ms. Hale said there will be Association documents that there will be maintenance, regular reporting and regular contracts and there is financial stability for the entire system.

Mr. Stowe said this is all in the works. Ms. Hale wanted it on the record. There is a lot of work that still needs to happen. This has to happen before this goes forward. Ms. Hale cannot sign or issue anything until this is squared away.

Healthcare can't even do this 'at risk'. Not until it's all done.

Ms. Dionne said wetlands versus site plan are off. C1.01 – they need to see 50' for the buffer area. She wants the plan to show a portion of the Old River. It did pass through Town vote so we have 100' off stream from the edge. She wants it added to the plan.

Ms. Dionne wants notes beefed up – general date for mapping. She wants date and criteria used for delineation. Poorly and very poorly drained soils evaluation is needed.

Ms. Dionne can give them guidelines on wetland mitigation. Off-site mitigation was discussed. She will email those to Mr. Stowe. Mr. Stowe asked about request for mitigation. There are guidelines as we do not favor wetland filling.

Ms. Dionne discussed gravel wetlands being under-designed. They may want this reviewed by UNH Storm Center. She wants impervious surface percentages broken out. All pavement, patio buildings, walkways; anything not grass.

Ms. Dionne said (parking); restaurant says 6 added; she thinks it's 12. It has 12 newly-constructed spaces per Mr. Stowe.

Ms. Hale wants the Phasing Plan.

Interconnection being choice versus requirement. – it needs to be discussed. It's not the applicant's property per Mr. Stowe. Ms. Hale said maybe a timeline can be provided.

Ms. Dionne asked about C.2.04; the walkway is not shown. 3.07-if design is same – it's labeled gravel wetland #1. She asked if #1 should be removed. Mr. Stowe said maybe "phase 1" and "phase 2". Mitigation is the largest piece.

Bill Paine (Fire) appreciates access around buildings. The access going into the hotel area – (Y) - taking a hard left to go to the front of building. Radius (ladder truck) needs to make the turn. Mr. Paine can fax a sheet over to them. Mr. Stowe said "yes". Adding a hydrant is needed. Mr. Paine said they will want documentation that the hydrant will be tested and maintained.

Mr. Paine said as far as the design goes on, they will talk about FPA for electrical and mechanicals.

Mr. Paine said addressing is not an issue because they are maintaining right now.

Fred Welch (Town Manager) said it has to pass with him; also after Legal checks everything out. Final reviews are needed before permits are filed for sewer.

State and Town permits will need to be issued. Conditional approval to work on ground can happen. No breaking ground until sewer issue is taken care of.

Mr. Bachand reiterated that the deed restriction is huge; that needs to be taken care of first. Let us know where that stands.

The next deadline is April 13th for the April 27th PRC meeting. Another PRC meeting is needed.

Meeting ended at 4:00 p.m.

Laurie Olivier
Office Manager/Planning Department